no Protestants. Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variances should be granted. There is no evidence in the record that the subject variances would adversely affect the health, safety, and/or general welfare of the

The Petitioners, by Frank Williams, appeared and testified. There were

public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the re-

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of February, 1988 that an existing accessory structure (garage) to be located in the front yard, and a shed to be located in the side yard, both

quested variances should be granted.

NOTICE OF HEARING

The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Balti-more County, will hold a public

hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson,

Maryland as follows:
Case number: 88-302-A
NE/S Glenbrook Drive, 442' E of Club Lane (26 Glenbrook Drive)

manic District
Petitioner: Frank E. Williams, et ux
DATE/TIME: Tuesday, February 9,

Variance to permit an accessor structure (garage) to be located in the front yard and a shed to be located in

the side yard in lieu of the require rear yard and § 103.3 (1Aⁿ) = 3)

permit a side yard setback of 38 fee in lieu of the required 50 feet.

In the event that this Petition i

panted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any sequest for a stay of the issuance of

L ROBERT HAINES

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY District 10 Th Vorianco Petitioner: _ Front F. Williams Petitioner: Trans F. WILLIAMS

Location of property: NES Clan brook Drids 1147! E/Club Fans

Location of Signs: Facing Clan brook Drids approx. 20' Front

You dway an fregerty of Palitionia

Remarks: 1120/87

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan 21, 1988 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Jan. 21, 1989

THE JEFFERSONIAN,

Musan Suider Obrest

in lieu of the required rear yard, be permitted, and additionally, a side yard setback of 38 feet in lieu of the required 50 feet, for an addition to the garage, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is horeby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> 2) The Petitioner shall not allow or cause the garage addition to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen facilities.

JRH:bjs

PATUXENT

January 25 19 88

☐ Booster Weekly

Owings Mills Flier

☐ Towson Flier \$35.52

HEARING The Zoning Commissioner of Baltimore
County, by authority of the
Zoning Act and Regu-lations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chese-peake Avenue in Towson, Maryland as follows: Case number: 88-302-A NE/S Glenbrook Drive 442' E of Club Lane (26 Glenbrook Drive) 10th Election District 6th Councilmanic District Petitioner: Frank E. Williams, et usc. TUESDAY FEBRUARY 9, 1988 AT 11:00 A.M. Variance to permit an accessory structure (garage) to be located in the front yard and a shed to be located in the side yard in lieu of the required rear yard and § 103.3 (1A01.8.3) to permit a side

yard setback of 38 feet in

lieu of the required 50 feet.

In the event that this

Petition is granted, a build-

NOTICE OF

THIS IS TO CERTIFY, that the annexed advertisement of NOTICE OF HEARING 95563

was inserted in the following: ☐ Catonsville Times ☐ Arbutus Times ☐ Reporter Weekly

weekly newspapers published in Baltimore County, Maryland _successive weeks before once a week forme the 23 day of January 19 88 that is to say, the same was inserted in the issues of January 21, 1988

enting rest of the way a game- lead which never PATUXENT PUBLISHING COMPANY † scored the Comets a 2 free throws and a Diane selection last year County, Third To

PETITION FOR ZONING VALIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (garage) to be located in the front yard and a shed to be located in the side yard in linu of the required rear yard and Section 103.3 (1A01.3.B.3) to permit a side yard set back of 38 feet in lieu of the required 50 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The construction of the desired garage addition as noted on the plat will penetrate the 50° side property setback. It would be a hardship to remove the existing garage.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirmacoo under the penalties of perjury, that i/we are the legal owner(s) of the propesty which is the subject of this Petition. Prior Casa Contract Purchaser: 87-384 -A FIRANIC E, WILLIAMS AL-71,640 (Type or Print Name) (Type or Print Name) 75= LINDA C. WILLIAMS (Type or Print Name) Linda C. Williams Attorney for Petitioner: (Type or Print Name)

Name, address and phone number of legal owner, con-tract purchaser or representative to be contacted Frank E. Williams Attorney's Telephone No.: 24 Glenbrook Drive 667-9233

ORDERED By The Zoning Commissioner of Baltimore County, this of that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of 1958, at o'clock

Zoning Commissioner of Baltimore County.

Dennis F. Rasmussen

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 J. Robert Haines
Zoning Commissioner

December 1, 1987

Mr. & Mrs. Frank E. Williams 26 Glenbrook Drive Phoenix, Maryland 21131

FEB 0 2 1988

Case number: 83-302-A NE/S Glenurook Drive, 442' E of Club Lane (26 Glenbrook Drive) iGth Election District - 6th Councilmanic District. Petitioner: Frank E. Williams, et ux

Dear Mr. & Mrs. Williams:

Please be advised that 82.70 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUCT BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DESCRIPTION FOR VARIANCE 26 Glenbrook Drive 10 th Election District

Beginning on the northeast side of Glenbrook Drive, 50 feet wide. at a distance of 442 feet east of Club Lane and being known as Lot No.2 as shown on the plat of "Blenview", which is recorded among the Land Records of Baltimore County in plat book EHK, Jr. No. 38, Folio 20

February 16, 1988

Mr. & Mrs. Frank Williams 26 Glenbrook Drive Phoenix, Maryland 21131

RE: Petition for Zoning Variance NE/S Glenbrook Drive, 442' E of Club Lane 10th Election District, 6th Councilmanic District Case No. 88-302-A

Dear Hr. & Mrs. Thalers

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

> Polent Hures J. ROBERT HAINES Coming Commissioner

Enclosures

cc: People's Counsel

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Suilding, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 83-302-A NE/S Gleubrook Drive, 442° E of Club Lane (25 Glenbrook Drive) 10th Election District - 6th Councilmanic District Petitioner: Frank E. Williams, at ux DATE/TIME: TUESDAY, FERRUARY 9, 1988 at 11:00 a.m.

Variance to permit an accessory structure (garage) to be located in the front yard and a shed to be located in the side yard in lieu of the required rear yard and § 103.3 (1A01.B.3) to permit a mide yard setback of 38 feet in lieu of the required 50 feet.

In the event that this Petition is granted, a building purmit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

ROBERT HAINES

ling Commissioner of Itimore County

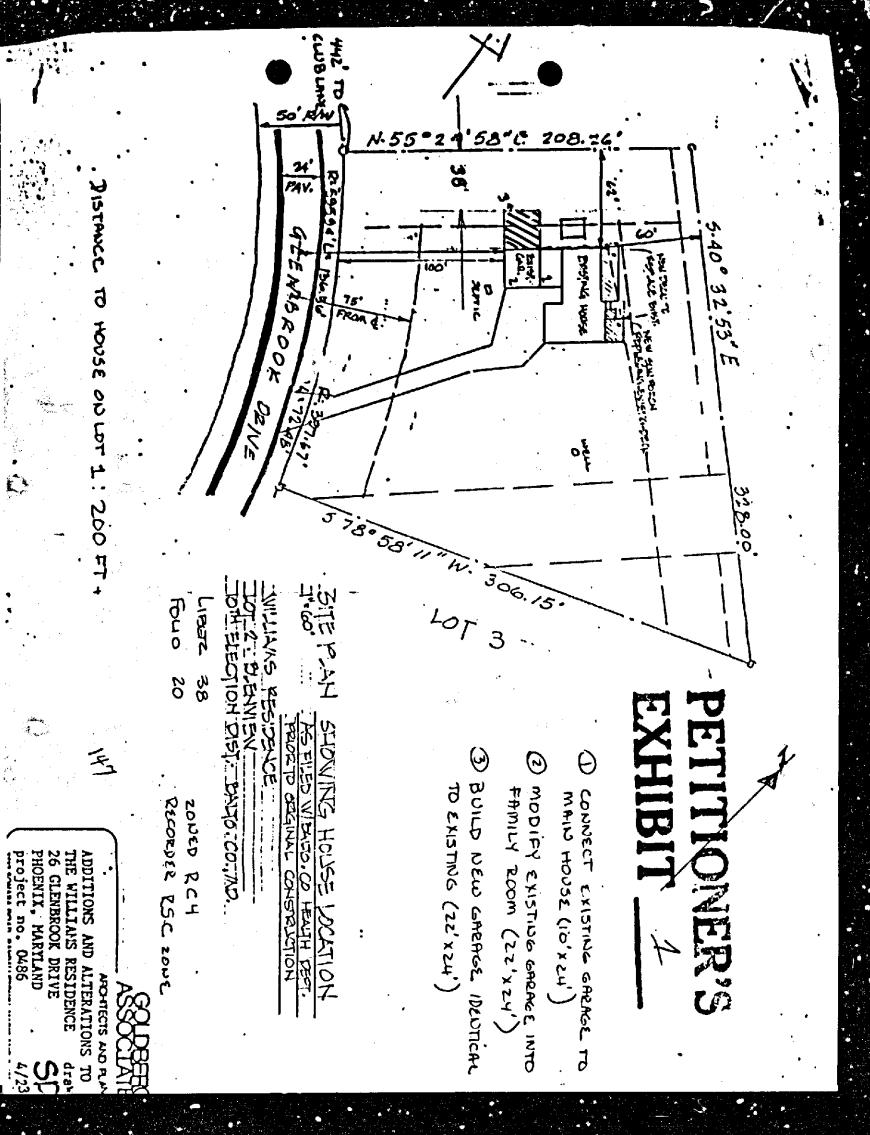
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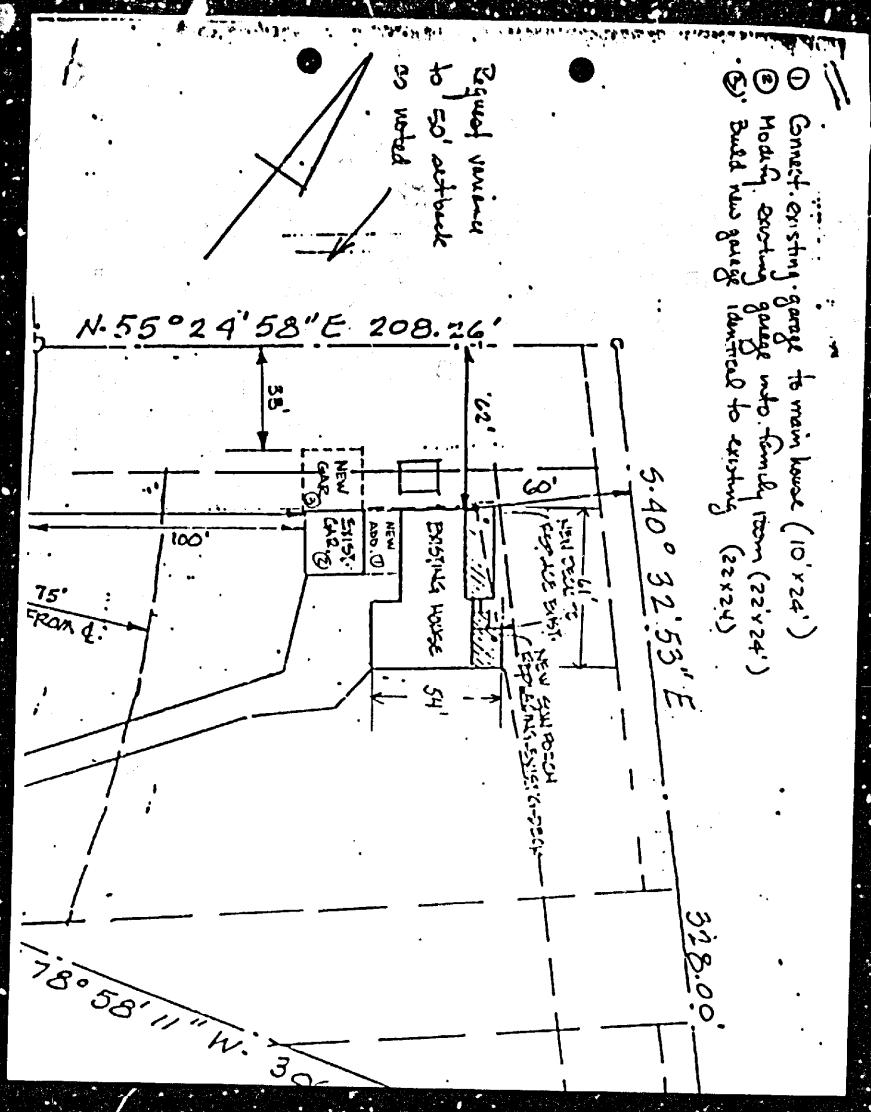
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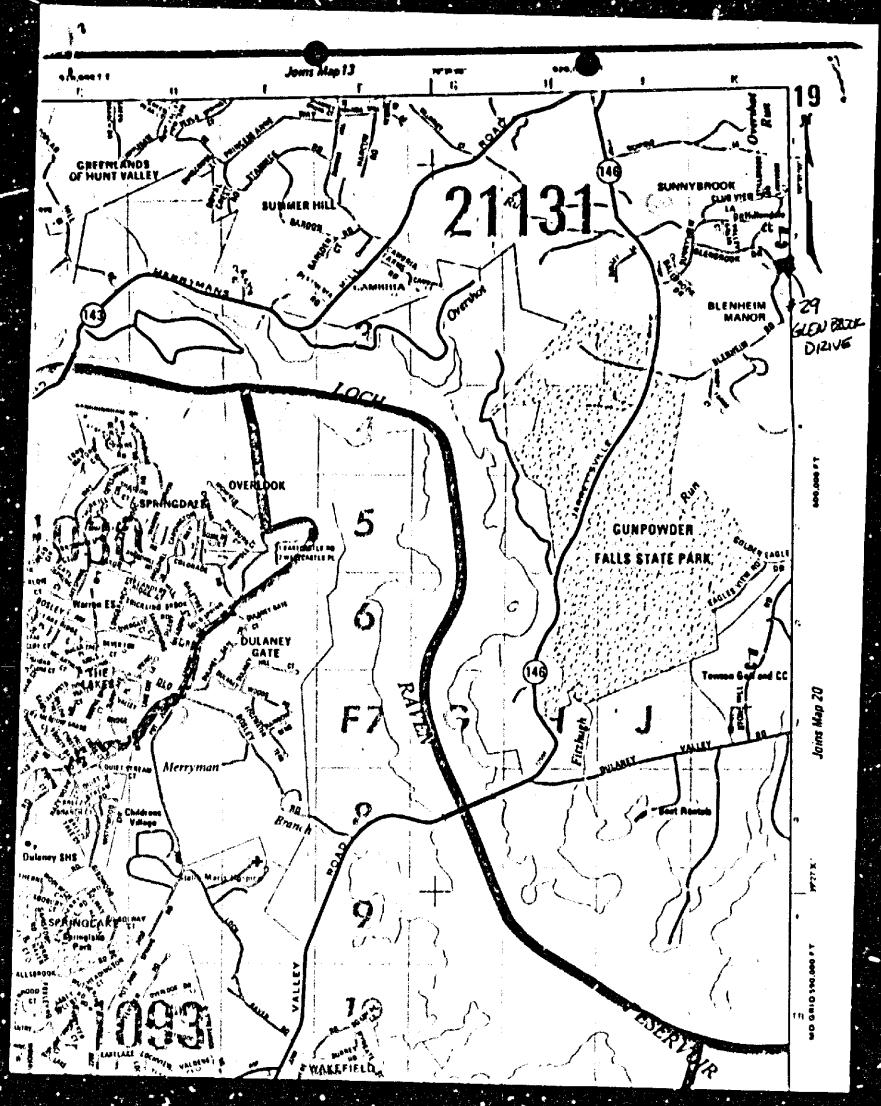
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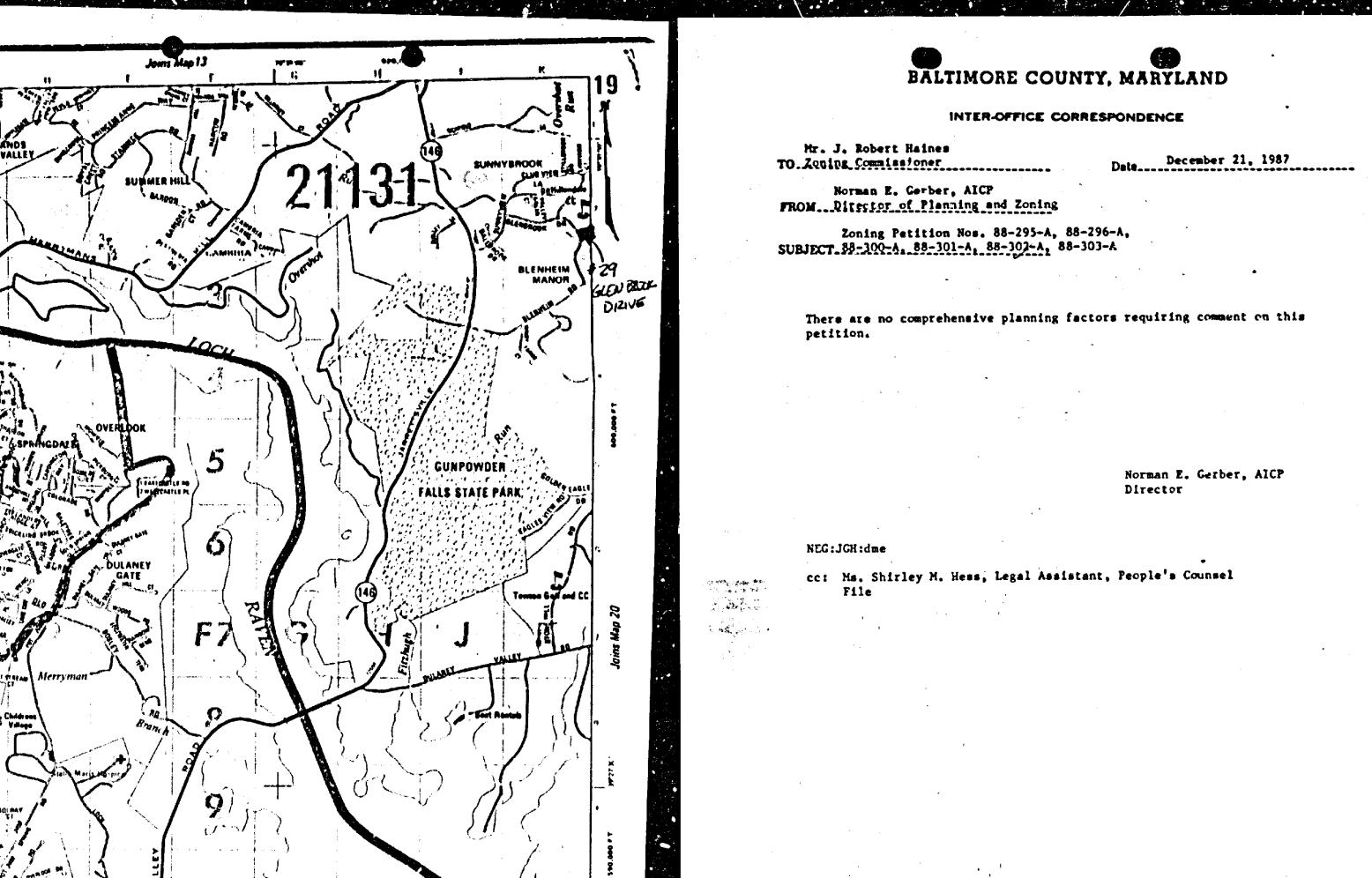
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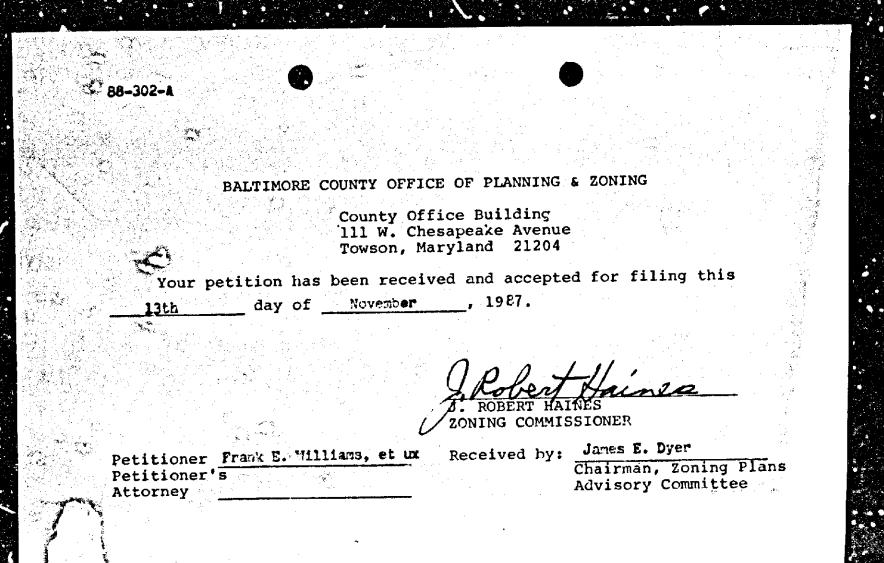
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Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke

October 27, 1987

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Re: Property Owner: Frank E. Williams, et ux

Location: NE/S Glenbrook Drive, 442' E. Club Lane

Item No.: 147

Dennis F. Rusmussen County Executive

Zoning Agenda: Meeting of 10/27/87

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

to be corrected or incorporated into the final plans for the property.

EXCERUS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE SLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Bureau of

Engineering

Department of

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Prvelopment

Zoning Administration

Traffic Engineering

State Roads Commission

Mr. Frank E. Williams 26 Glenbrook Drive Phoenix, Maryland 21131

RE: Item No. 147 - Case No. 88-302-A Fetitioner: Frank E. Williams, et ux Petition for Zoning Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours. JAMES E. DYER

JED:kkb

Enclosures

Zoning Plans Advisory Committee